



Approved by PTBC
3/1/2022

Allen Reedy

TOWN OF ARLINGTON
MINUTES OF THE PERMANENT TOWN
BUILDING COMMITTEE MEETING

Date: February 15, 2022

Time: 7:00PM

Location: Each of the Committee Members and the Guests Participated Utilizing the ZOOM Videoconferencing Platform or by Phone Conference

Attendance: Bob Jefferson, Mike Rademacher, Jim Feeney, Brett Lambert, John Maher, Peter Martini, Bill Hayner (Allen Reedy absent)

Guests: David Steeves, Josh Sydney, Chris Baryluk, Bill Sterling, Steve Kirby

The Vice Chairman called the meeting to order at 7:01 pm.

TOWN YARD

Mr Baryluk gave an update of the project stating:

Bldg A - Roof should be finished by end of week. Windows are still expected on site in May. Without the windows there will be some delays in finish to exterior and interior but should not affect schedule.

Site work - The 480 power install is underway. Inspection was done and started to pull wires. This is the power needed for IT room and CRAC units. Foundation for Bldg E expected to start in mid-March.

Chris then did a photo update of the project showing the following: ACT ceiling in progress, plumbing, sprinkler and site work of drainage and snow removal.

Mr Maher asked about a problem with temperature in IT room and Mr. Baryluk said that it was corrected with adjustments to ducts. Mr Maher then questioned about contamination of certain materials and Mr. Baryluk stated that it was a non-issue. The sludge in the fuel tanks was still being discussed and they were testing the concrete to see what would be reused and what would be removed.

Mr Baryluk presented four change requests for the PTBC to review:

- CCR-025-rework existing wall framing
- CCR-026 - Revised temp power for Bldg A
- CR032- Revised temp power for Bldg A
- CR46R1- Bldg A added lintels

Mr Martini asked for an explanation on the funding between CCR-026 and CR032. Mr Sydney explained that it was agreed to split the cost for the temp power between the contractor and the owner. After a brief discussion this was agreed to by the committee.

All CCRs had a zero dollar balance because funds were transferred from GMP contingency.

A motion was made by Maher, seconded by Hayner to approve the four change requests. Motion passed unanimously on a roll call vote 7-0.

Mr Baryluk then reviewed the cost exposure log. He noted that at this time some of the major concerns are still under dispute. Including CR023, CR036, CR037, CR045 and CR047.

Mr. Baryluk and Mr. Steeves suggested that the committee should discuss and consider replacing the shop area flooring. They felt the flooring should be replaced instead of refinished due to it condition. They presented three options with cost between \$15-20K. After brief discussion committee agreed to replace at the most economical option.

Br Baryluk reviewed the CM contingency log.

The following invoices were presented and motions to approve by Maher, and seconded by Hayner:

- Weston and Sampson - Invoice # 2220307 - January services - \$51,062.37
- Commodore Builders -Req # 9- Construction January 2022 - \$811,757.59

Both invoices totaling \$862,819.96 were unanimously approved by roll call vote 7-0

Mr Martini questioned about Commodore's billing versus time completion ration. It appears that they are approx. 3 million behind in billing as compared to projection. Mr. Sydney confirmed that was correct and wasn't sure how they would make that up. Mr. Martini stated the committee needed to look at that more closely and be prepared if the trend continued.

Mr Baryluk presented the budget and there were no questions or comments at this time.

CENTRAL SCHOOL

Mr. Kirby gave an update on the status of the project. The COA moved in on 2/10/2022. Furniture was in. Contractor still working on stair 3. Painting, cleaning and punch list ongoing. Final poly of floors will be Friday.

Update of exterior -South entry doors and jambs installed, canopy roof installed, doors and frames delivered.

There is an issue with smokes in ducts and are working on solution.

Kitchen has been turned over and is operational.

Remaining issues are the entry ways, punch list and close out.

Photo journal reviewed. Maple St doors, canopy, library furniture, COA offices, cafe furniture exercise room still being used by KSR, pool tables, drop-in room and directional graphics.

Mr Kirby then gave a budget status as of 2/15/2022. Budget was presented showing a project overage in the budget of \$244,000 approx. The KSR COP for \$107K is still being reviewed by John Rossi and is under dispute.

Mr Kirby presented CR019 for several items for a total credit of \$3483.29. Motion was made to approve CR019 by Hayner, seconded by Martini. Motion passed unanimously by roll call vote 7-0

The following invoices were presented and motion to approve by Feeney, and seconded by Jefferson:

- Vertex invoice #164832 in the amount of \$25,442.50 for OPM services for Jan 2022
- SAI invoice #22/103 in the amount of \$9446.00 for extended services 1/12/22-2/11/22
- SAI invoice#22/104R in the amount of \$300.00 for additional meeting 1/13/22

Invoices were unanimously approved by roll call vote 7-0

Mr. Feeney requested an update on the status of the valve for the cooling tower.

Mr. Sterling stated he was waiting for proposal from KSR with no response.

Discussion held on cooling tower issue, reason for delay and additional cost and possible solution.

Mr Kirby suggested that perhaps ADCO should repair.

Mr Sterling stated that SAI was not responsible.

Mr Kirby stated that site engineers should have detected the problem and formulated a solution.

Mr Sterling stated again the SAI was not responsible, commented that it was not on owners' drawings, and that KSR should do the repair work. There was then a discussion by Mr Maher and Mr Sterling and the discussion was ended with no clear resolution.

HOUSEKEEPING

The minutes of the February 1, 2022 were moved for approval on a motion by Maher seconded by Hayner. Minutes were approved by roll call vote 7-0.

Whereupon a motion was made by Maher seconded by Jefferson to adjourn at 8:29 PM and it was unanimously voted.

Respectfully Submitted,
Robert Jefferson